



# FARMINGTON CITY

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CITY COUNCIL

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## PLANNING COMMISSION MEETING

Thursday October 07, 2021

Public Meeting - Farmington City Hall

160 S. Main Street, Farmington, Utah.

Study Session: Billboard presentation, street use discussion, etc.

**Regular Session: 7:00 p.m.**

*Farmington City Planning Commission meetings, including this meeting, are open to the public. If you wish to view the regular session online, the link to the live hearings and to comment electronically can be found on the Farmington City website at [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment for any of the listed public hearings, you may do so at [crowe@farmington.utah.gov](mailto:crowe@farmington.utah.gov) by 5 p.m. on the day listed above.*

- 7:00 1. Minutes Approval (9/9/2021 and 9/23/2021)  
2. City Council Report

### SUBDIVISION AND ZONE CHANGE APPLICATION

- 7:05 3. Phil Holland/THG Farmington LLC (Public Hearing) – Applicant is requesting a recommendation for a schematic subdivision for the proposed Hidden Farm Estates subdivision, located at approximately 800 W Shepard Park Road (9.13 acres). The applicant is also requesting recommendation for a zone change from LS (Large Suburban) and A (Agriculture) to LR (Large Residential) and CMU (Commercial Mixed Use). (S-18-21 & Z-3-21)
- 7:25 4. Aaron Mueller/Teton Range LLC – Applicant is requesting preliminary plat approval for the proposed Farmington Ridge PUD (1.59 acres), consisting of 6 lots at 1386 S 200 E. in the R-4 zone. (S-11-21)

### PROJECT MASTER PLAN APPLICATION

- 7:35 5. Maverik/Cassie Younger – Applicant is requesting consideration of a Project Master Plan application, accompanying Development Agreement, Schematic Subdivision plan, and Schematic Site Plan for a proposed Maverik convenience store, located at approximately 1100 W Park Lane (2.25 acres) in the RMU (Residential Mixed Use) and GMU (General Mixed Use) zone(s). (PMP-1-21)

### ZONE TEXT AMENDMENTS

- 7:50 6. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend/provide additional text to the Zoning Ordinance regarding alternative lot size and additional lot standards (ZT-19-21).

### OTHER BUSINESS

- 8:00 7. Miscellaneous, correspondence, etc.  
a. Proposed developments---discussion item  
b. Other

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.*